ADIBA HOUSE, WESTBOURNE GARDENS

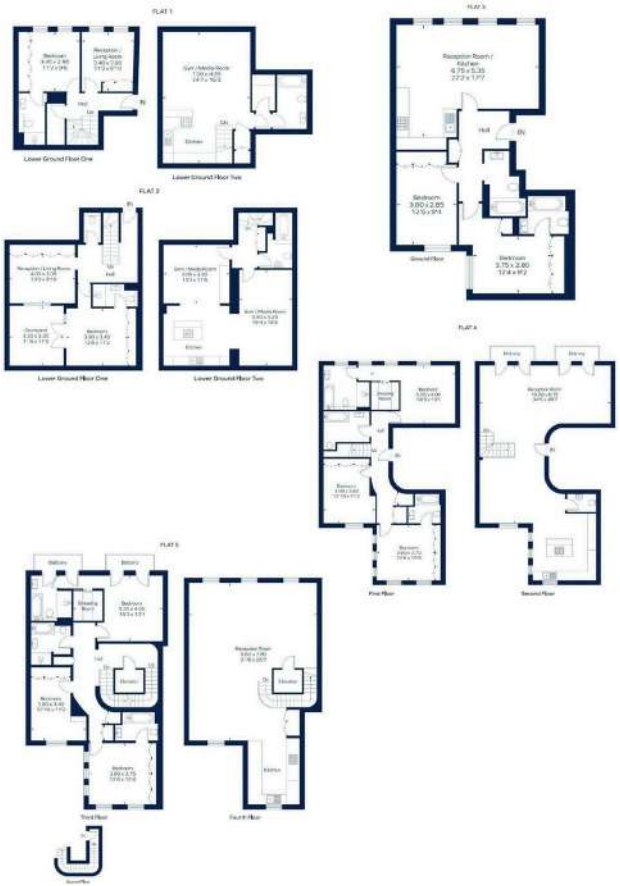
LONDON, W2 5NR

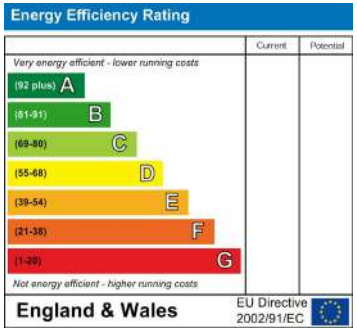
£13,500,000

FREEHOLD

A classically styled, low-maintenance modern freehold building in a sought-after Notting Hill location comprising 5 let flats on long let agreements and delivering a yield of c.3.7%Superb investment opportunity for a fully tenanted white stucco-fronted apartment building (c.7,244 sq ft) in a thriving Central London location with excellent potential for capital appreciation.An exceptional opportunity has arisen to purchase the freehold interest at Adiba House on Westbourne Gardens in Bayswater, a road comprised of handsome period buildings overlooking central communal gardens. Rebuilt in 2015 to compliment the surrounding architecture, the property consists of 5 separate flats arranged over 6 floors (serviced by passenger lift from ground to 5th floor) with all presented in immaculate order. Accommodation briefly comprises; two large 1 bedroom flats, a 2 bedroom flat and two generous 3 bedroom flats with the units ranging in size from 893 sq ft up to 2,174 sq ft.Adiba House has been designed with the comfort and well-being of its occupants in mind and utilises a Mechanical Heating and Ventilation Recovery (MHVR) system; this system extracts warm air from the building and uses it to heat cooler air that is being brought in from the outside, automatically controlling the heating, air movement and background cooling. The result of this system is a minimal loss of thermal energy as well as various physiological benefits for tenants. In addition to the MHVR system each flat offers comfort cooling, underfloor heating and an integrated AV system

SANDERSONS
LONDON





EPC Rating: Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

108 Holland Park Avenue
London
W11 4UA

020 7602 6725
james@sandersonslondon.co.uk
sandersonlondon.co.uk

SANDERSONS
LONDON